

Adopted at Meeting of 10/9/75

THIRD AMENDMENT TO THE APPLICATION BY LOWER ROXBURY  
DEVELOPMENT CORPORATION FOR AUTHORIZATION AND APPROVAL  
OF A PROJECT UNDER CHAPTER 121A TO BE UNDERTAKEN AND  
CARRIED OUT BY A CHARITABLE CORPORATION FORMED UNDER  
CHAPTER 180 AND FOR APPROVAL TO ACT AS AN URBAN REDEVEL-  
OPMENT CORPORATION UNDER SAID CHAPTER 121A

I. Paragraph 4 of the Application is amended by adding after the words "Project Area" in line one thereof, a comma and the following words "known as Delivery Parcels R-1, R-2, R-3, R-4a, R-4b, R-4c, R-5 and R-6,". In addition, there is added at the end of said paragraph the following: "Delivery Parcels R-1, R-2, R-3, R-4a, R-4b, R-4c (formerly Parcel P-4) and R-5 are shown on a plan entitled "Plan of Land in Boston-Delivery Parcel R-1, R-2, R-3, R-4a, R-4b and R-5 of Campus High School Urban Renewal Area - Project No. Mass. R-129" by Green Engineering Affiliates, Inc. dated April 20, 1973. Delivery Parcel R-6 is shown on a plan entitled "Plan of Land in Boston - Delivery Parcels of Campus High School Urban Renewal Area - Project No. Mass R-129" by Green Engineering Affiliates, Inc. dated November 29, 1971."

II. Paragraph 5 of the Application is amended to refer to the construction, operation and maintenance of 383 apartments and townhouses containing 157 one bedroom units, 200 two bedroom units, 23 three bedroom units and 6 four bedroom units.

III. Paragraph 8 of the Application is amended to add after the words "MHFA #72-108-N" the words "MHFA #73-041-N." In addition, the fourth paragraph thereof is amended by adding after the words "Joseph Tuckerman Memorial Foundation" the words "and the Community Development Corporation".

IV. Exhibit C of the Application is amended by adding references to the following plans entitled "Madison Park Townhouses," John Sharratt Associates, Inc. (Architect) dated January 2, 1975:

- Sheet 1 - Site Plan
- Sheet 2 - Ground Floor Plan
- Sheet 3 - Second Floor Plan
- Sheet 4 - Typical Building Roof Plan
- Sheet 5 - Basement Floor Plan
- Sheet 6 - Typical Building Elevations
- Sheet 7 - Building Sections

to the following subsections of Exhibit C:

- A. 1. sheet 1
- 2. sheet 1
- 3. sheets 1 through 7
- 4. sheets 6 and 7
- 5. sheet 1
- 6. sheet 1
- 7. sheet 1
- 8. sheet 1
- 9. sheet 1
- 10. sheet 1
- 11. sheet 1
- 12. sheet 1

In addition, subsection B is amended by deleting subsections B.2.A and B.3.A and substituting therefore the following:

- B. Permission is sought to waive the requirements and grant relief from the following sections of the Building Code:

2. Note 2 Figure 2102-1

- A. This section requires the use of 2"x6" studs on the first story of 3 story buildings. The townhouses will only be occupied on two stories and the third story is only attic space which will not be occupied.

3. Section 2100.15

A. This section requires the use of gutters and a certain roof overhang on the townhouses. In order to reduce maintenance costs, gutters will be eliminated and the overhang reduced.

V. Exhibit H of the Application is amended by adding thereto the following paragraph:

"A set of Architectural Drawings to be included in Exhibit H of the Application is attached hereto and entitled "Madison Park Townhouses," John Sharrott Associates, Inc. (Architect) dated January 2, 1975. The set includes the following drawings:

Sheet 1 - Site Plan  
Sheet 2 - Ground Floor Plan  
Sheet 3 - Second Floor Plan  
Sheet 4 - Typical Building Roof Plan  
Sheet 5 - Basement Floor Plan  
Sheet 6 - Typical Building Elevations  
Sheet 7 - Building Sections

This amendment executed this 9<sup>th</sup> day of October, 1975.

LOWER ROXBURY DEVELOPMENT CORPORATION

By:

C. Vincent Haynes  
C. Vincent Haynes  
Vice President



BOSTON REDEVELOPMENT AUTHORITY

REPORT AND DECISION ON THIRD AMENDMENT TO THE APPLICATION  
OF LOWER ROXBURY DEVELOPMENT CORPORATION FOR AUTHORIZATION  
AND APPROVAL OF A PROJECT UNDER CHAPTER 121A TO BE UNDERTAKEN  
AND CARRIED OUT BY A CHARITABLE CORPORATION FORMED UNDER  
CHAPTER 180 AND FOR APPROVAL TO ACT AS AN URBAN REDEVELOPMENT  
CORPORATION UNDER SAID CHAPTER 121A

The "Application by Lower Roxbury Development Corporation for Authorization and Approval of a Project Under Chapter 121A to be Undertaken and Carried Out by a Charitable Corporation Formed Under Chapter 180 and for Approval to Act as an Urban Redevelopment Corporation Under Said Chapter 121A" was approved by the Boston Redevelopment Authority in its Report and Decision on the said Application, which Report and Decision was adopted by the Authority on February 10, 1972, and approved by His Honor, the Mayor of the City of Boston, on February 18, 1972, and amended by the "Report and Decision on First Amendment to the Application by Lower Roxbury Development Corporation for Authorization and Approval of a Project to be undertaken and Carried Out by a Charitable Corporation Formed Under Chapter 180 and for Approval to Act as an Urban Redevelopment Corporation Under Said Chapter 121A" which Amendment was adopted by the Authority on May 18, 1972, and approved by His Honor, the Mayor of the City of Boston, on June 1, 1972 and amended by the "Report and Decision on Second Amendment to the Application by Lower Roxbury Development Corporation for Authorization and Approval of a Project to be undertaken and Carried out by a Charitable Corporation Formed Under Chapter 180 and for Approval to Act as an Urban Redevelopment Corporation Under said Chapter 121A" which Amendment was adopted by the Authority on March 15, 1973 and approved by His Honor, the Mayor of the City of Boston, on March 26, 1973.

The Third Amendment to the aforementioned Application requests that the Application be amended in certain respects. The Authority is satisfied that the proposed Amendments to the Application are minor in nature, and do not substantially or materially alter or affect the Application, or the Project proposed therein, and therefore do not require a public hearing.

Accordingly, the Application, as amended, and the Authority's Report and Decision thereon, as amended, are hereby further amended as follows:

I. Paragraph 4 of the Application is amended by adding after the words "Project Area" in line one thereof, a comma and the following words "known as Delivery Parcels R-1, R-2, R-3, R-4a, R-4b, R-4c, R-5 and R-6,". In addition, there is added at the end of said paragraph the following: "Delivery Parcels R-1, R-2, R-3, R-4a, R-4b, R-4c (formerly Parcel P-4) and R-5 are shown on a plan entitled "Plan of Land in Boston-Delivery Parcel R-1, R-2, R-3, R-4a, R-4b and R-5 of Campus High School Urban Renewal Area - Project No. Mass. R-129" by Green Engineering Affiliates, Inc. dated April 20, 1973. Delivery Parcel R-6 is shown on a plan entitled "Plan of Land in Boston - Delivery Parcels of Campus High School Urban Renewal Area - Project No. Mass R-129" by Green Engineering Affiliates, Inc. dated November 29, 1971."

II. Paragraph 5 of the Application is amended to refer to the construction, operation and maintenance of 383 apartments and townhouses containing 157 one bedroom units, 200 two bedroom units, 23 three bedroom units and 6 four bedroom units.

III. Paragraph 8 of the Application is amended to add after the words "MHFA #72-108-N" the words "MHFA #73-041-N." In addition, the fourth paragraph thereof is amended by adding after the words "Joseph Tuckerman Memorial Foundation" the words "and the Community Development Corporation".

IV. Paragraph 10 of the Application is amended to add after the words "recognized shortage" the following sentence.

"Plans for Phase III of the Project shall be subject to continuing review by the Design Review Staff of the Authority".

V. Exhibit C of the Application is amended by adding references to the following plans entitled "Madison Park Townhouses," John Sharratt Associates, Inc. (Architect) dated January 2, 1975:

Sheet 1	-	Site Plan
Sheet 2	-	Ground Floor Plan
Sheet 3	-	Second Floor Plan
Sheet 4	-	Typical Building Roof Plan
Sheet 5	-	Basement Floor Plan
Sheet 6	-	Typical Building Elevations
Sheet 7	-	Building Sections

to the following subsections of Exhibit C:

- A. 1. sheet 1
- 2. sheet 1
- 3. sheets 1 through 7
- 4. sheets 6 and 7
- 5. sheet 1
- 6. sheet 1
- 7. sheet 1
- 8. sheet 1
- 9. sheet 1
- 10. sheet 1
- 11. sheet 1
- 12. sheet 1

In addition, subsection B is amended by deleting subsections B.2.A and B.3.A and substituting therefore the following:

- B. Permission is sought to waive the requirements and grant relief from the following sections of the Building Code:

2. Note 2 Figure 2102-1

- A. This section requires the use of 2"x6" studs on the first story of 3 story buildings. The townhouses will only be occupied on two stories and the third story is only attic space which will not be occupied.

3. Section 2100.15

- A. This section requires the use of gutters and a certain roof overhang on the townhouses. In order to reduce maintenance costs, gutters will be eliminated and the overhang reduced.



VI. Exhibit H of the Application is amended by adding thereto the following paragraph:

"A set of Architectural Drawings to be included in Exhibit H of the Application is attached hereto and entitled "Madison Park Townhouses," John Sharrott Associates, Inc. (Architect) dated January 2, 1975. The set includes the following drawings:

- Sheet 1 - Site Plan
- Sheet 2 - Ground Floor Plan
- Sheet 3 - Second Floor Plan
- Sheet 4 - Typical Building Roof Plan
- Sheet 5 - Basement Floor Plan
- Sheet 6 - Typical Building Elevations
- Sheet 7 - Building Sections

The Authority hereby approves the "Third Amendment to the Application by Lower Roxbury Development Corporation for Authorization and Approval of a Project to be Undertaken and Carried Out by a Charitable Corporation Formed Under Chapter 180 and for Approval to Act as an Urban Redevelopment Corporation Under Said Chapter 121A" and hereby consents to the Amendments to the Application and Report and Decision thereon as set forth above.

MEMORANDUM

OCTOBER 9, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CAMPUS HIGH SCHOOL URBAN RENEWAL AREA PROJECT NO. MASS. R-129  
REPORT AND DECISION ON THIRD AMENDMENT TO THE APPLICATION  
BY LOWER ROXBURY DEVELOPMENT CORPORATION FOR AUTHORIZATION  
AND APPROVAL OF A PROJECT UNDER CHAPTER 121A TO BE  
UNDERTAKEN AND CARRIED OUT BY A CHARITABLE CORPORATION  
FORMED UNDER CHAPTER 180 AND FOR APPROVAL TO ACT AS AN  
URBAN REDEVELOPMENT CORPORATION UNDER SAID CHAPTER 121A.

Summary: This memorandum requests that the Authority  
adopt the attached Report and Decision  
approving the Third Amendment to the above-  
captioned Chapter 121A Application submitted  
by Lower Roxbury Development Corporation.

On February 10, 1972, the Authority voted to adopt a  
"Report and Decision of the Application of Lower Roxbury Development  
Corporation for Approval of a Redevelopment Project Pursuant to  
Chapter 121A of the Massachusetts General Laws". This proposal  
called for the construction of a multi-family apartment and townhouse  
complex for tenants of low-moderate income containing approximately  
283 units. Included within this proposal was a high-rise elderly  
tower, a moderate-rise family housing structure, and low-rise  
townhouse units.

On May 18, 1972, the Authority approved the First Amendment  
to the Report and Decision to reflect the minor changes in the Plans  
for the elderly building. This twelve story tower is now completed  
and fully rented.

On March 15, 1973, the Authority approved the Second  
Amendment to the Report and Decision which divided the development  
proposal into three (3) stages, thereby altering the original  
proposal which called for a single development phase of the Project.  
This Second Amendment also reflected the minor changes in the Plans  
for the moderate-rise family housing structures. This seven story  
building is now completed and fully rented.



Lower Roxbury Development Corporation is now prepared to go to closing on the third phase of the Project, the townhouses, with an anticipated start of construction in the beginning of November.

The original Application as approved in the Report and Decision adopted on February 10, 1972, called for a single development phase with all three building units constructed under a single MHFA mortgage commitment of approximately \$8 million. MHFA determined it more feasible to issue separate mortgage commitments for each development. Thus, Lower Roxbury Development Corporation must acquire land from the Authority and commence construction of their development proposal in three separate stages - the elderly tower, the moderate-rise building, and the townhouses. The actual development proposal remains essentially the same as originally proposed; only the timing was affected.

On July 29, 1975, MHFA issued its commitment on the third development stage in the amount of approximately \$4.5 million. The design as approved by MHFA is revised from that approved in the original Report and Decision. Units will be constructed on Parcels R-4C and R-6 in addition to the originally designated parcels. Parcel R-4C (formerly Parcel P-4) was scheduled for relocation of a church which has since acquired a building elsewhere. The Plans also call for a community building and tennis court.

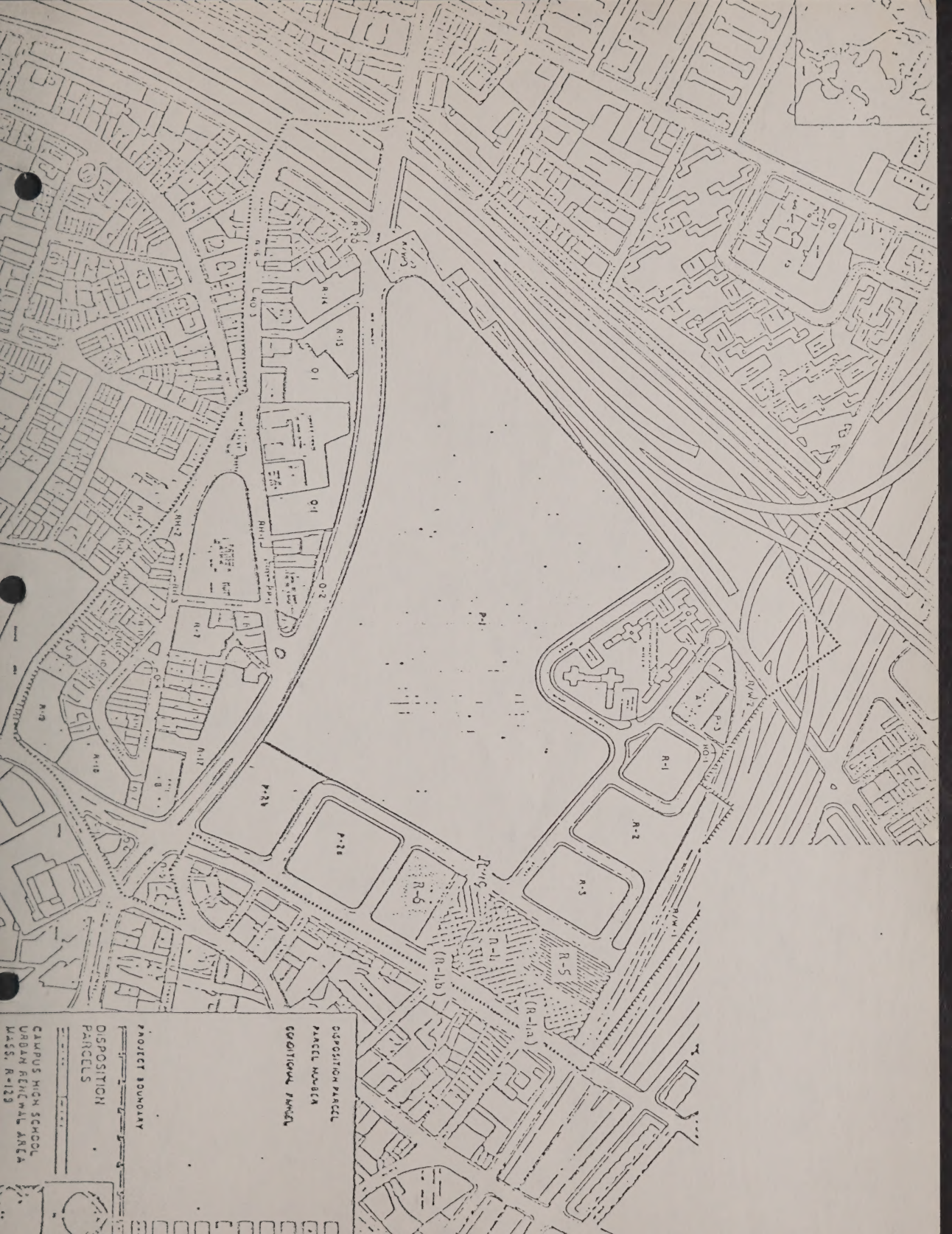
In the opinion of the Chief General Counsel, this Amendment does not represent a fundamental change and does not require a public hearing.

It is therefore recommended that the Authority adopt the attached Report and Decision approving the Third Amendment to the Application by Lower Roxbury Development Corporation.

An appropriate Vote follows:

VOTED: That the document presented at this meeting entitled "Report and Decision on Third Amendment to the Application by Lower Roxbury Development Corporation for Authorization and Approval of a Project to be Undertaken and Carried Out By a Charitable Corporation Formed Under Chapter 180 and For Approval to Act as an Urban Redevelopment Corporation Under Said Chapter 121A", be and hereby is approved and adopted.





DISPOSITION PARCEL  
PARCEL NUMBER  
CONDITIONAL PARCEL

PROJECT BOUNDARY

DISPOSITION  
PARCELS

CAMPUS HIGH SCHOOL  
URBAN REHABIL AREA  
MASS. R-123